

AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive, Suite 410
Moon Township, PA 15108
File No. 237800

MAIL TAX STATEMENTS TO:
Dennis Polley

337 Saddle Ridge Drive

Columbiana, AL 35051

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 16 9 31 0 000 004.000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 25 day of Sept, 2025, by and between **PennyMac Loan Services, LLC**, located at 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, hereinafter referred to as Grantor(s) and **Dennis Polley, a married person**, residing at 337 Saddle Ridge Dr., Columbiana, AL 35051, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Fifty Three Thousand and 00/100 Dollars (\$53,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of AL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 310 Hughes Rd., Columbiana, AL 35051

Prior instrument reference: Instrument Number: 20240617000179710, Recorded: 06/17/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 25 day of Sept, 2025.

PennyMac Loan Services, LLC



Name: **Kelly McFarland**
Title: **First Vice President, REC**

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that _____, whose name as _____ of PennyMac Loan Services, LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said PennyMac Loan Services, LLC.

Given under my hand and seal this the _____ day of _____, _____.

NOTARY PUBLIC

My commission expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of Ventura

On 9-25- 2025 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Kelly McFarland,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

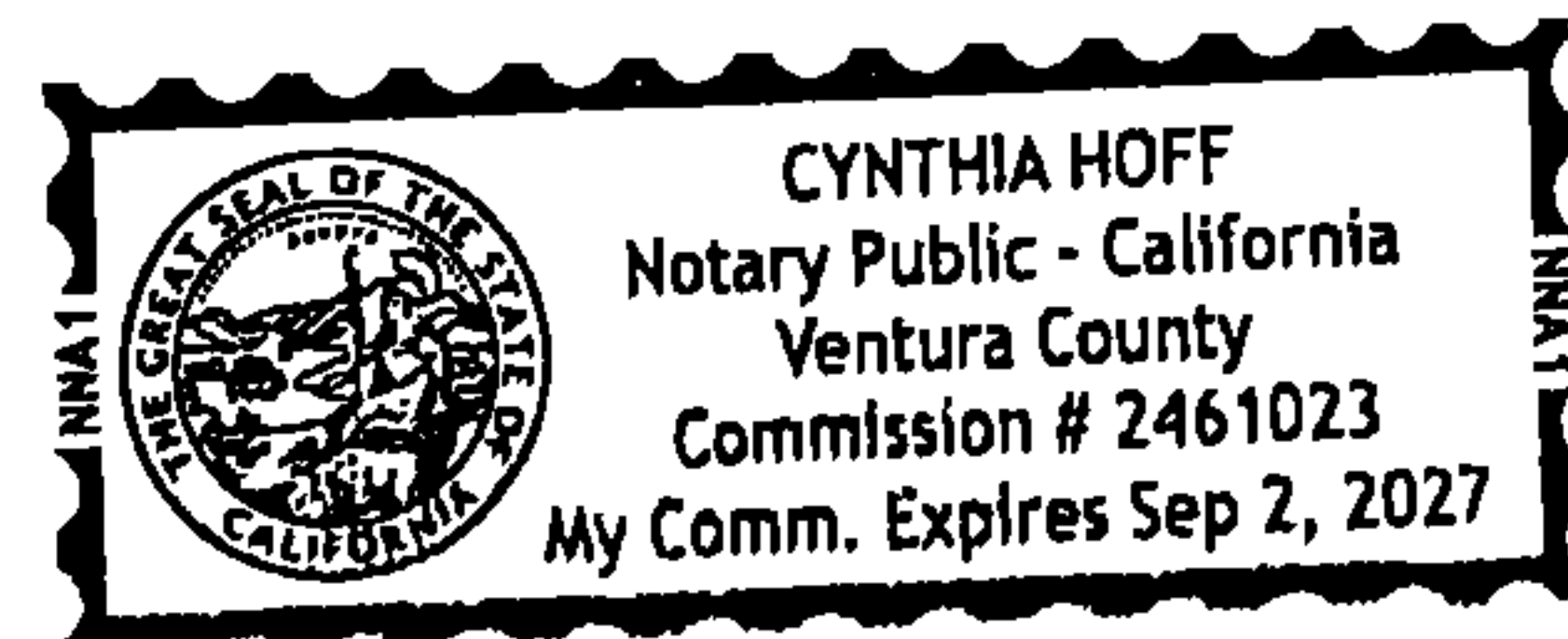


EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

The Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama less one half acre out of the Southwest corner, more particularly described by metes and bounds as follows: Commences at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Southerly along the West line of said quarter-quarter 664.50 feet to a steel pin corner and the Point of Beginning of the property being described; thence continue along last described course a distance of 552.09 feet to a steel pin corner; thence turn 88 degrees 43 minutes 34 seconds left and run Easterly a distance of 210.0 feet to a steel pin corner; thence turn 88 degrees 43 minutes 34 seconds right and run Southerly a distance of 105.00 feet to a steel pin corner on the South line of said Southwest 1/4 of the Northeast 1/4 of said Section 31; thence turn 88 degrees 43 minutes 34 seconds left and run Easterly along said South line of said quarter-quarter a distance of 465.46 feet to an open top steel pipe corner; thence turn 92 degrees 18 minutes 09 seconds left and run Northerly a distance of 661.16 feet to a steel pin corner; thence turn 88 degrees 01 minutes 01 seconds left and run Westerly a distance of 663.52 feet to the Point of Beginning.

Being the same property as conveyed from PennyMac Loan Services, LLC, by and through Tiffany and Bosco, P.A., as attorney for said Transferee to PennyMac Loan Services, LLC as set forth in Deed Instrument #20240617000179710 dated 06/05/2024, recorded 06/17/2024, SHELBY County, ALABAMA.

Parcel ID No.: 16 9 31 0 000 004.000

Property commonly known as: 310 Hughes Rd., Columbiana, AL 35051



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2025 01:36:54 PM
 \$87.00 KELSEY
 20251008000310680

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	PennyMac Loan Services, LLC	Grantee's Name	Dennis Polley
Mailing Address	3043 Townsgate Road, Suite 200	Mailing Address	377 Saddle Ridge Dr.
	Westlake Village, CA 91361		Columbiana, AL 35051
Property Address	310 Hughes Rd.	Date of Sale	09/25/2025
	Columbiana, AL 35051	Total Purchase Price	\$ 53,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	<u>9-25-15</u>	Print	<u>Kelly McFarland</u>
			<u>First Vice President, RFO</u>
Unattested	<u><i>[Signature]</i></u>	Sign	<u><i>[Signature]</i></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one